

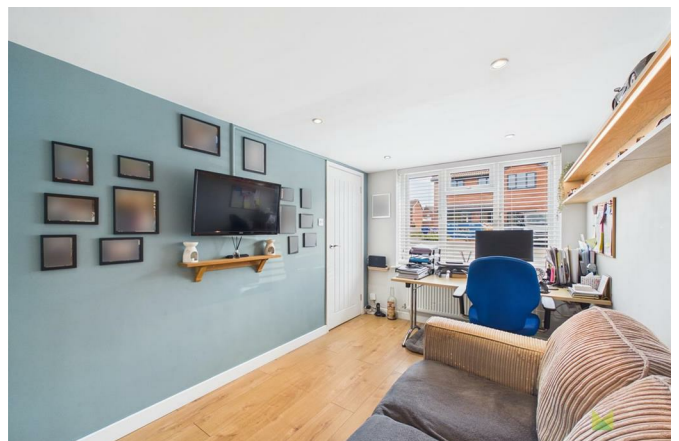
2 St. Antonys Road Shrewsbury SY3 6BE



3 Bedroom House - Detached
Offers In The Region Of £345,000

The features

- IMPRESSIVE 3/4 BEDROOM DETACHED HOME
- LOUNGE, HOME OFFICE/BEDROOM 4
- 3 BEDROOMS AND RE-FITTED BATHROOM
- ADDITIONAL SECURE PARKING AND LARGE GARAGE/WORKSHOP
- VIEWING ESSENTIAL.
- MUCH IMPROVED AND EXTENDED ACCOMMODATION
- LOVELY OPEN PLAN LIVING/DINING/KITCHEN, UTILITY/CLOAKROOM
- DRIVEWAY WITH PARKING TO THE FRONT
- WALLED REAR GARDEN
- EPC RATING TBC



*** BEAUTIFULLY PRESENTED AND EXTENDED FAMILY HOME ***

An excellent opportunity to purchase this impressive 3/4 bedroom detached home occupying an enviable corner plot with additional parking and large Garaging/Workshop - perfect for a growing family and those who work from home.

Occupying an enviable position in the heart of this much sought after development on the Southern edge of the Town being ideal for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including shops, schools, doctors, recreational facilities and a regular bus service to the Town Centre.

The accommodation briefly comprises Hall, Lounge, Home Office/Bedroom, lovely open plan Living/Dining/Kitchen, Utility/Cloakroom, 3 Bedrooms and Bathroom.

The property has the benefit of gas central heating, double glazing, driveway with parking, additional secure off road parking with garaging/workshop and easily maintained walled garden.

Viewing essential.

Property details

LOCATION

Occupying an enviable position in the heart of this much sought after development on the Southern edge of the Town being ideal for commuters with ease of access to the A5/M54 motorway network. There are excellent facilities on hand including shops, schools, doctors, recreational facilities and a regular bus service to the Town Centre.

RECEPTION HALL

wooden effect flooring.

HOME OFFICE/BEDROOM

A great versatile room with window overlooking the front, wooden effect floor covering, built in double cupboard, media point, radiator.

LOUNGE

A lovely light room with bay window to the front and further window to the side, wooden effect floor covering, media point, radiator.

IMPRESSIVE OPEN PLAN LIVING/DINING/KITCHEN

The heart of the home, having been extended to provide lovely light open space, ideal for those who love to entertain.

The Kitchen has been fitted comprehensively with a range of high gloss fronted units incorporating single drainer sink with mixer taps set into base cupboard. Further range of cupboards and drawers with worksurfaces over and having space for appliances, inset 4 ring hob with cutlery and pan drawers beneath and extractor hood over. Built in eye level double oven, grill, microwave with cupboards above and below and shelved larder unit. Complementary range of eye level wall units, ample space for dining table, under stairs storage cupboard, radiators. Sliding patio doors and French door leading to the garden.

UTILITY/CLOAKROOM

having worksurface with space beneath for appliances, WC and wash hand basin. Complementary tiled surrounds, radiator, window to the rear.

FIRST FLOOR LANDING

From the entrance staircase leads to the First Floor, access to loft with fitted ladder

BEDROOM 1

A generous double room with window to the rear, radiator.

BEDROOM 2

with windows overlooking the side and rear, radiator.

BEDROOM 3

with window to the front, radiator.

BATHROOM

fitted with suite comprising panelled bath with shower unit over, wash hand basin and WC. Fully tiled walls, window to the rear, radiator.

OUTSIDE

The property occupies an enviable corner plot approached over driveway with parking for several cars with and additional entrance to the side through double opening gates to the rear, where there is ample parking and hardstanding for vehicles and leads to the GARAGE/WORKSHOP.

Side pedestrian access leads around to the Rear Garden which has been laid for ease of maintenance with large brick paved sun terrace, lawn and the impressive large Workshop and Garage with power and lighting, which has great versatility of use and is ideal for those who work from home, hobbies/crafting etc.

The Garden is enclosed with brick walling and fencing.

GENERAL INFORMATION

TENURE

We are advised the property is Freehold. We would recommend this is verified during pre-contract enquiries.

SERVICES

We are advised that all main services are connected.

COUNCIL TAX BANDING

As taken from the Gov.uk website we are advised the property is in Band C - again we would recommend this is verified during pre-contract enquiries.

FINANCIAL SERVICES

We are delighted to work in conjunction with the highly reputable 'Ellis-Ridings Mortgage Solutions' who offer FREE independent advice and have access to the whole market place of Lenders. We can arrange for a no obligation quote or please visit our website [Monks.co.uk](https://monks.co.uk) where you will find the mortgage calculator. <https://monks.co.uk/buy/mortgage-calculator/>

LEGAL SERVICES

Again we work in conjunction with many of the Counties finest Solicitors and Conveyancers. Please contact us for further details and competitive quotations.

REMOVALS

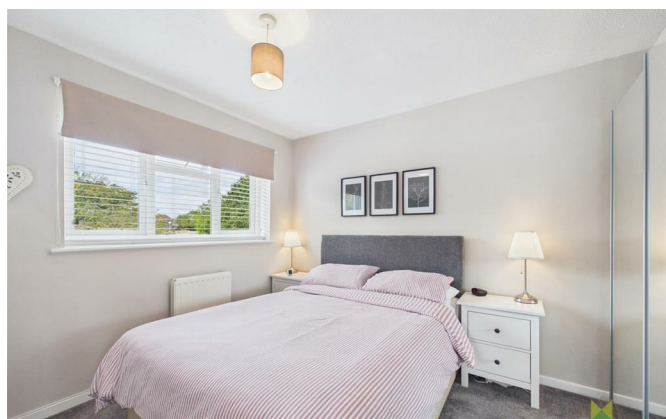
We are proud to recommend Daniel and his team at Homemaster Removals. Please contact us for further details.

NEED TO CONTACT US

We are available 8.00am to 8.00pm Monday to Friday, 9.00 am to 4.00pm on a Saturday and 11.00am to 2.00pm on Sunday, maximising every opportunity to find your new home

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Click. www.monks.co.uk

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10a-11 Shoplatch,
Shrewsbury, Shropshire, SY1

We're available 7 days a week

HOME – four words that define who,
and what we are:

Honest, Original, Motivated, Empathetic

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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- These particulars provide a general outline only for the guidance of intended purchasers and do not constitute part of an offer or contract.
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- No person in the employment of Monks has any authority to make or give any representation or warranty whatever in relation to this property.
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